

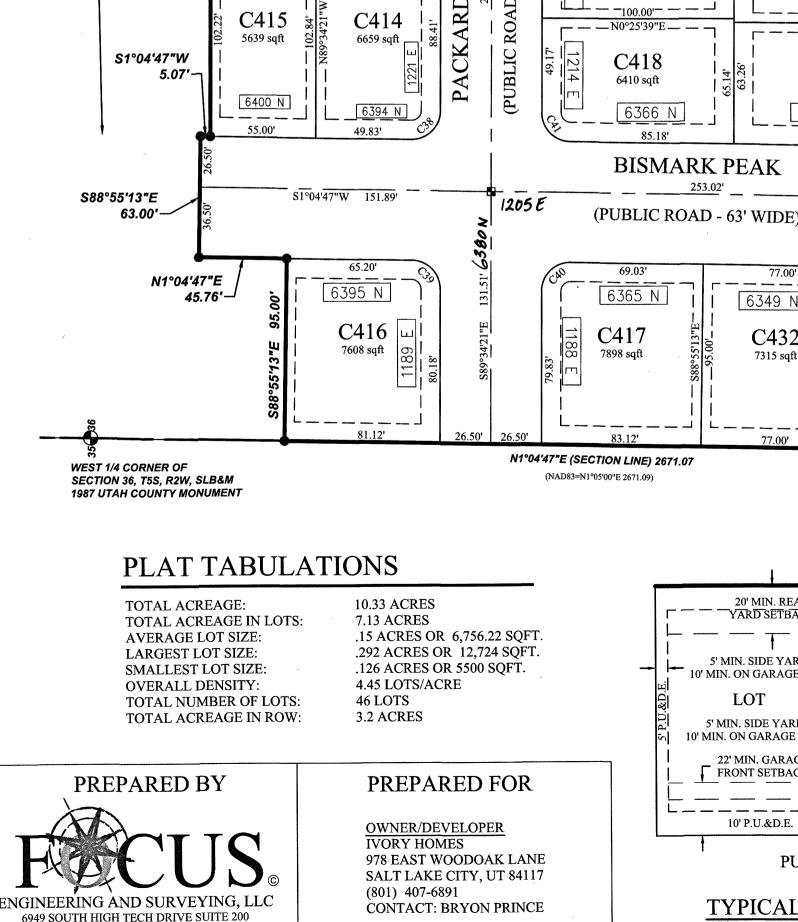
VICINITY MAP

			Curve	l'able	
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGT
C1	566.00	26°12'18"	258.87	N11°37'00"E	256.62
C2	566.00	16°36'11"	164.01	S06°48'56"W	163.44
C3	566.00	9°36'07"	94.85	S19°55'05"W	94.74
C4	200.00	14°15'03"	49.74	N82°26'50"W	49.62
C5	250.00	25°04'27"	109.41	S12°10'56"W	108.54
C6	125.00	24°36'03"	53.67	N67°20'41"E	53.26
C7	125.00	20°36'31"	44.96	S65°20'55"W	44.72
C8	1500.00	2°36'27"	68.26	N00°56'56"E	68.26
С9	41.50	90°39'08"	65.66	S44°14'47"E	59.02
C10	592.50	5°19'18"	55.03	S03°44'29"W	55.01
C11	592.50	5°19'15"	55.02	S09°03'46"W	55.00
C12	592.50	5°19'14"	55.02	S14°23'01"W	55.00
C13	592.50	5°20'47"	55.29	S19°43'01"W	55.27
C14	592.50	2°19'44"	24.08	S23°33'17"W	24.08
C15	223.50	23°05'40"	90.09	S13°10'19"W	89.48
C16	15.00	104°55'45"	27.47	S50°50'23"E	23.79
C17	98.50	21°39'05"	37.22	N65°52'12"E	37.00
C18	151.50	20°36'31"	54.49	N65°20'55"E	54.20
C19	98.50	20°36'31"	35.43	S65°20'55"W	35.24
C20	151.50	24°36'03"	65.05	S67°20'41"W	64.55
C21	15.00	80°00'00"	20.94	S39°38'42"W	19.28
C22	1526.50	0°54'17"	24.10	S00°05'51"W	24,10
C23	1526.50	1°42'10"	45.37	S01°24'04"W	45.37
C24	1473.50	2°36'27"	67.06	N00°56'56"E	67.05
C25	15.00	89°13'03"	23.36	N44°57'49"W	21.07
C26	15.00	92°00'39"	24.09	N44°26'06"E	21.58
C27	276.50	17°45'08"	85.67	N08°31'16"E	85.33
C28	276.50	7°19'19"	35.33	N21°03'30"E	35.31
C29	539.50	5°00'31"	47.16	N22°12'54"E	47.15
C30	15.00	97°42'37"	25.58	N29°08'40"W	22.59
C31	173.50	11°34'22"	35.04	N83°47'10"W	34.98
C32	226.50	12°39'44"	50.06	S83°14'29"E	49.95
C33	15.00	92°27'52"	24.21	N56°51'27"E	21.66
C34	539.50	6°16'00"	59.01	N07°29'31"E	58.98
C35	539.50	5°50'40"	55.03	N01°26'11"E	55.01
C36	15.00	90°00'00"	23.56	S44°34'21"E	21.21
C37	15.00	90°00'00"	23.56	N45°25'39"E	21.21
C38	15.00	90°39'08"	23.73	S44°14'47"E	21.33
C39	15.00	89°20'52"	23.39	N45°45'13"E	21.09
C40	15.00	90°39'08"	23.73	N44°14'47"W	21.33
C40	15.00	89°20'52"	23.39	S45°45'13"W	21.09
C41	15.00	90°39'08"	23.73	S44°14'47"E	21.33
			23.73	S45°45'13"W	21.09
C43	15.00	89°20'52"	23.39	S45°43'13"W S44°14'47"E	21.09
C44	15.00	90°39'08"			60.06
C45	78.00	45°17'03"	61.65	N21°36'15"W	
C46	78.00	41°39'03"	56.70	N65°04'18"W	55.46
C47	15.00	90°00'00"	23.56	N44°34'21"W	21.21
C48	78.00	3°40'31"	5.00	N87°44'05"W	5.00

Line Table				
LINE	DIRECTION	LENGTH		
L1	S75°39'10"W	1.04		

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

DIRECT COMMUNICATIONS Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct dommunications Cedar Valley P.S.C. Utah No. 1 Tariff.



MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com

B217

OVERLAND -

S6°32'26"W

−63.75′

C406

6422 sqft

B215

C424 636

_ _ _ N0°25'39"E_ _ _ _

C423

5800 sqft

└ -- -- _{100.00} -- -- --

— — _N0°25'39"Е- — — —

5800 sqft

5800 sqft

L — — -_{100.00},— — — —

5800 sqft

└ **-** - - - 100.00' **-** - - - - **-**

6829 sqft

S11°34'41'"W

*--70.*93'

C405

6398 sqft

26.50' 26.50'

B201

S11°33'50"W

3/ 23.94' C22

C446

__ _ _ N0°25'39"E__ _

— — — .N0°25'39"E— —

– — — -N0°25'39"E_

C441

8189 sqft

6318 N

6323 N

C434

6365 sqft

85.18'

6311 N

C435

6365 sqft

~-63.31**'**

S0°21'18"E

1290 E

S75°39'10"W

S14°20'50"E

~26.95′

6347 N

5865 sqft

5500 sqft

————S0°25'39"W·——

5500 sqft

5500 sqft

5500 sqft

__ __ 100.00'. __ _ _

6334 sqft

6349 N

C432

77.00'

C122

SUBDIVISION

PHASE C PLAT 1

N2°15'09"E

S2°15'32"W

C328

C329

C330

- OVERLAND ---SUBDIVISION

PHASE C PLAT 3

C331

C332

S0°25'39"W 100.00'

C440

8301 sqft

6297 N

C436

6650 sqft

6298 N

N89°34'22"W

N87°44'51"W

└_17.64′

OVERLAND ----

C121

S2°15'09"W 109.56'

C401

6310 sqft

C23

SUBDIVISION PHASE B PLAT 2

S1°00'13"W

R=592.50'

L=26.54'

Δ=2°34'00"

CH=S0°12'09"E 26.54'

N88°30'51"E

53.00'-

6438 sqft

C10

6403 N

C408

5740 sqft

_ __ __ S0°25'39"W

C411

5500 sqft

C412

S0°25'39"W

WANLASS HILL

(PUBLIC ROAD - 53' WIDE)

C409 | 4

6646 sqft

S0°25'39"W

6452 sqft

S0°25'39"W 146.50' /255 E

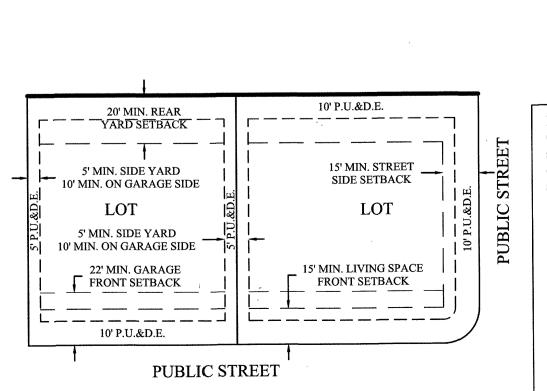
6393 N

C413 6673 sqft

S0°25'39"W

PINE TREE WAY

(PUBLIC ROAD - 53' WIDE)



6337 N

C433

DOMINION ENERGY UTAH - NOTE: Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

OUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

ROCKY MOUNTAIN POWER 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein. 2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat

GRAPHIC SCALE

(IN FEET)

1 inch = 80 ft.

RIGHT-OF-WAY LINE

SECTION MONUMENT (FOUND)

STREET MONUMENT (TO BE SET)

PUBLIC UTILITY & DRAINAGE

BOUNDARY MARKERS

SOUTH 1/4 CORNER OF

NORTH 1/4 CORNER OF

SECTION 1, T6S, R2W, SLB&M

2013 UTAH COUNTY MONUMENT

SECTION 36, T5S, R2W, SLB&M

2004 UTAH COUNTY MONUMENT

CENTERLINE

— — SECTION LINE

———————— "P.U. & D.E." EASEMENT — — BUILDING SETBACK

LEGEND

P.U.& D.E

S0°25'39"W

~80.00**'**

6651 saft

_ __ _N0°25'39"E __ _ _

C438 12254 sqft

POINT OF -

BEGINNING

S0°28'06"W

C437

solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

SLB&M

MONUMENT

SOUTHWEST CORNER OF

SECTION 36, T5S, R2W,

1976 UTAH COUNTY

(1) A recorded easement or right-of-way (2) The law applicable to prescriptive rights (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or

10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

BOUNDARY DESCRIPTION

SURVEYOR'S CERTIFICATE , Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No

A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more Beginning at a point located N01°04'47"E along the Section line 1,376.74 feet from the Southwest Corner of Section 36, T5S, R2W, SLB&M; thence N01°04'47"E along the Section line 745.16 feet; thence S88°55'13"E 95.00 feet thence N01°04'47"E 45.76 feet; thence S88°55'13"E 63.00 feet; thence S01°04'47"W 5.07 feet; thence S89°34'21"E 463.02 feet; thence N88°30'51"E 53.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 592.50 feet (radius bears: S88°30'51"W) a distance of 26.54 feet through a central angle of 02°34'00" Chord: S00°12'09"E 26.54 feet; thence S89°48'42"E 107.93 feet; thence S01°00'13"W 33.25 feet; thence S06°32'26"W 63.75 feet: thence S11°34'41"W 70.93 feet; thence S14°00'01"W 131.56 feet; thence S75°39'10"W 26.95 feet; thence S14°20'50"E 53.00 feet; thence S11°33'50"W 63.31 feet; thence S02°15'09"W 109.56 feet; thence N87°44'51"W 100.00 feet; thence N02°15'09"E 17.64 feet; thence N87°44'51"W 53.00 feet; thence S02°15'32"W 0.33 feet; thence N89°34'21"W 314.91 feet; thence S00°25'39"W 100.00 feet; thence N89°34'22"W 3.33 feet; thence S00°28'06"W 78.00 feet; thence S00°25'39"W 80.00 feet; thence N89°34'21"W 240.49 feet to the point of beginning.

Contains: 10.33 acres+

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN TH SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS O 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED OF THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC. hinspace

OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, PARCELS PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466:2017

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 320 DAY OF SEPTEMBER . 20 20 THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ENT 201699:2020 Map # 17447 JEFFERY SMITH UTAH COUNTY RECORDER ADMINISTRATION

2020 Dec 17 4:04 pm FEE 142.00 BY MA RECORDED FOR EAGLE MOUNTAIN CITY director (🙌)

APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP

PRINTED NAME OF OWNER: BY: RYAN TESCH SECRETARY, IVORY HOMES, LTD

Professional Land Surveyor Certificate No. 10516507

STATE OF UTAH

COUNTY OF SALT LAKE ON THE 3^{RP}DAY OF SEPTEMBEL , 20 20, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD., AND THE SIGNER

AND PURPOSES STATED HEREIN. MY COMMISSION EXPIRES: 01-10-2022

A NOTARY PUBLIC COMMISSIONED IN OTAH RESIDING IN SALT LAKE COUNTY PETER STEVEN GAMVROULAS

AUTHORIZED SIGNATURE

MY COMMISSION No.#698417 STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF UTAH

ON THE 3rd DAY OF September, 20 20 PERSONALLY APPEARED BEFORE ME Scott Ruppe WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED

(SEE SEAL BELOW)

ANOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SHELKE COUNTY

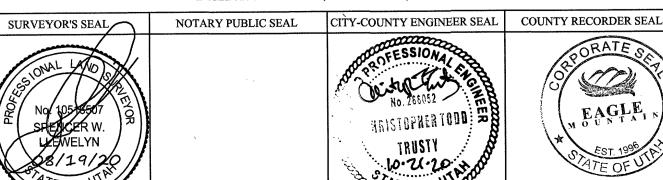
PRINTED FULL NAME OF NOTARY ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE RUBLIC THIS /7 DAY OF LESEMBLY

APPROVED BY CITY ATTORNEY ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PHASE "C", PLAT 4 **OVERLAND SUBDIVISION**

LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



TYPICAL BUILDING SETBACKS

Approved this __ DAY OF __ DC+60er __ A.D. 2020

By: __ Bewerly Eldendye

Title: __ Pre-Con

(4) Any other provision of law

10/1/2020